



ERDA CITY
2163 W Erda Way – Erda, UT
(435)243-5577

Zoning Map Amendment Summary and Recommendation

Public Body: Erda City Planning Commission

Parcel IDs: 01-411-0-0002

Property Address: approximately 3500 North SR 36

Request Rezone for 2 acres from A-20 to CG

Planning Staff Recommendation: Approval

Meeting Date: June 13, 2023

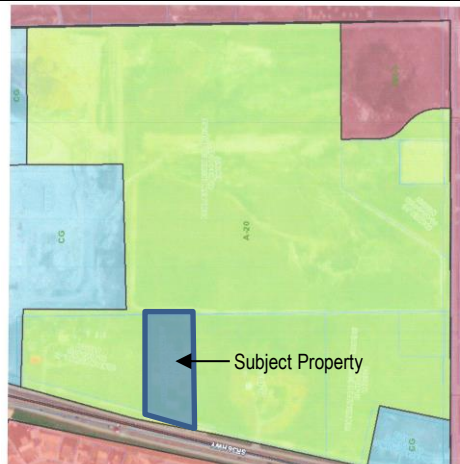
Current Zone: A-20 (Agriculture)

Applicant Name: Sharon Renee Adams

PROJECT DESCRIPTION

Ms. Adams is requesting to rezone 2 acres at 5382 N Hwy 36 from A-20 to CG. The property is currently nonconforming. There are currently two buildings in the back of the property that have businesses being operated out of them. The desire is to be able to subdivide off lots for the businesses. There is currently a home on the property which will stay with one of the business lots as a nonconforming use in the CG zoning district.

SITE & VICINITY DESCRIPTION



The subject property is located at 5382 N Hwy 36. The request is to rezone parcel 01-411-0-0002. The property is currently accessed from SR-36. This will be a 2 acre rezone surrounded by A-20. There are some lots to the north and the south that are currently zoned CG. Commercial uses make sense along SR-36. Due to the change of use the access off of SR-36 will require UDOT's approval.



ZONE CONSIDERATIONS

Requirement	Existing Zone (A-20)	Proposed Zone (CG)
Height	35 feet	75 Feet
Front Yard Setback	30 feet	20 Feet No commercial building shall be closer than 50 feet to any residential district boundary line.
Side Yard Setback	Main building 30 feet Accessory buildings – <ol style="list-style-type: none"> 1. From the front setback to distance ten feet behind the main dwelling – 30 feet 2. From a distance ten feet behind the dwelling to the rear of the lot – 10 feet 	N/A
Rear Yard Setback	Main building 60 feet Accessory buildings 10 feet	N/A
Lot Width	Minimum lot width - 330 feet Minimum frontage on a public street or an approved private street – 60 feet	N/A
Lot Area	20 acre minimum	N/A
Lot Coverage	Maximum building coverage 5%	Maximum Building Coverage of 50%
Required improvements	Street grading, street base, onsite surface drainage facilities, culinary water facilities, wastewater disposal, and street monuments	Planning Commission may require: Street grading, street base, curb and gutter, sidewalk, on site surface drainage facilities, culinary water facilities, wastewater disposal, street monuments, any other infrastructure deemed necessary.



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GENERAL PLAN CONSIDERATIONS



On the general plan it is hard to tell if this piece of property is envisioned to be low intensity residential or Commercial.

ISSUES OF CONCERN/PROPOSED MITIGATION

Due to the change of use access permission from UDOT to be completed prior Council approval of the rezone.

The CG zoning district does not allow for residential uses. The house will be a nonconforming use and therefore will not be allowed to expand. The home can be reconstructed on the existing footprint if destroyed by a natural disaster.

NEIGHBORHOOD RESPONSE

Any comments that are received prior to the planning commission meeting will be forwarded to the planning commission for review and summarized at the meeting.

PLANNING STAFF ANALYSIS

Planning Staff has completed a review of the zoning map amendment application. The CG zoning district is a good use for property along the main corridors such as SR 36. The applicant has acknowledged that the residential use cannot be subdivided individually and will remain as a nonconforming use on one of the commercial lots.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Erda City Planning Commission carefully examines all materials presented to make a recommendation to the Council.

1. Owner to submit a letter acknowledging that the home will be a nonconforming use.